



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

July 31, 2017

Richard Darche
John Lyle & Associates
1 N. LaSalle Street
Suite 1325
Chicago, IL 60602

Re: Administrative Relief and Site Plan Approval for Planned Development No. 733
Proposed YMCA expansion at 1834 N. Lawndale Ave.

Dear Mr. Darche:

Please be advised that your request for a minor change and site plan approval to Institutional Planned Development No. 733 ("PD 733") as amended has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 11 and 13 of the Planned Development Ordinance.

On behalf of your client and the sole property owner, The Young Men's Christian Association of Chicago, ("YMCA"), you are seeking administrative relief to relocate the existing loading space within the boundaries of PD 733 to the parking lane of N. Ridgeway Ave., as shown on the attached Site Plan for Loading Zone. The Department of Transportation ("CDOT") identified that the existing on-site loading area was not deep enough for a vehicle and during loading, vehicles would block the sidewalk. Since N. Ridgeway Ave. dead-ends just south of the building, the new loading space will have a limited impact on current traffic around the site. CDOT approved the new location on July 25, 2017.

With regard to your administrative relief request, the Department of Planning and Development has determined that allowing the relocation of the loading space will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 733, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

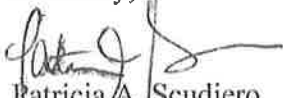
Secondly, pursuant to Statement No. 11 of PD 733, you are also seeking site plan approval for the development of a 13,052 ~~gross~~ square-foot addition, inclusive of a natatorium, locker rooms and two publically accessible restrooms, to the existing McCormick Tribune YMCA Community Center.

The following materials prepared by Charles Vincent Architects were submitted as part of your site plan review request:

- Site Plan (4.3.17; revised to reference 7.14.17 Loading Zone Plan)
- Loading Zone Site Plan (7.14.17)
- Building Elevations (3.10.17)

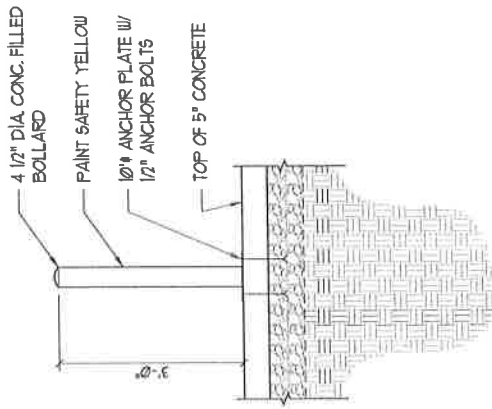
Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies, the requirements of PD 733. Accordingly, this site plan is hereby approved as conforming to the Planned Development. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

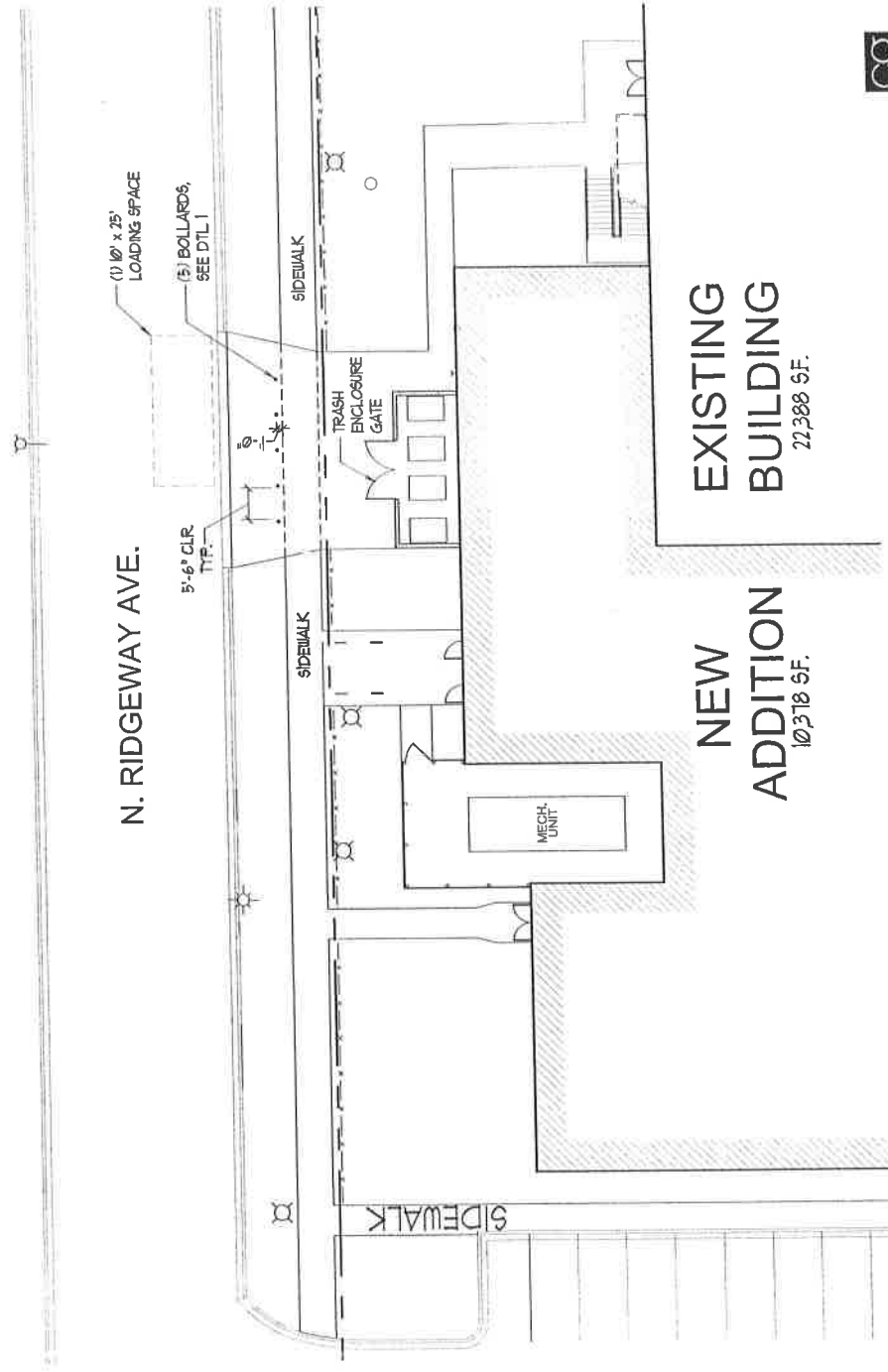
cc: Mike Marmo
Erik Glass
Heidi Sperry
Teresa McLaughlin
Main file



1 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

0' 6" 2' 4' 6'

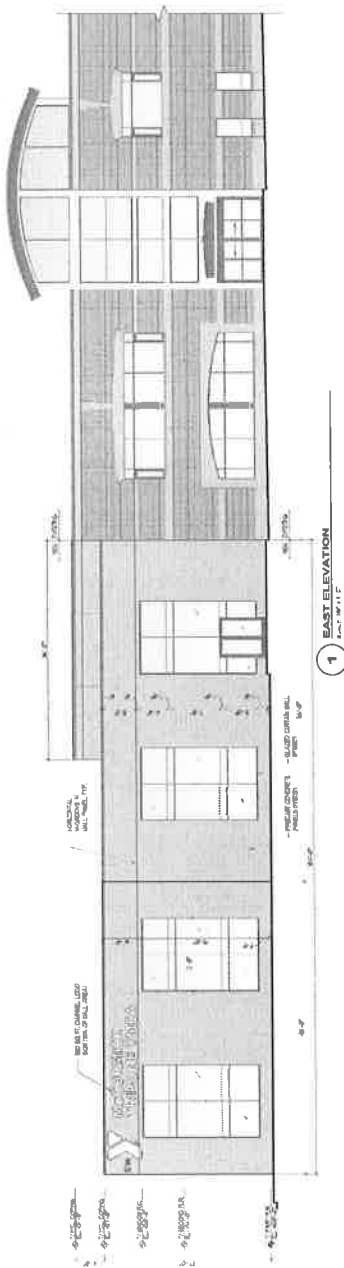


SITE PLAN FOR LOADING ZONE

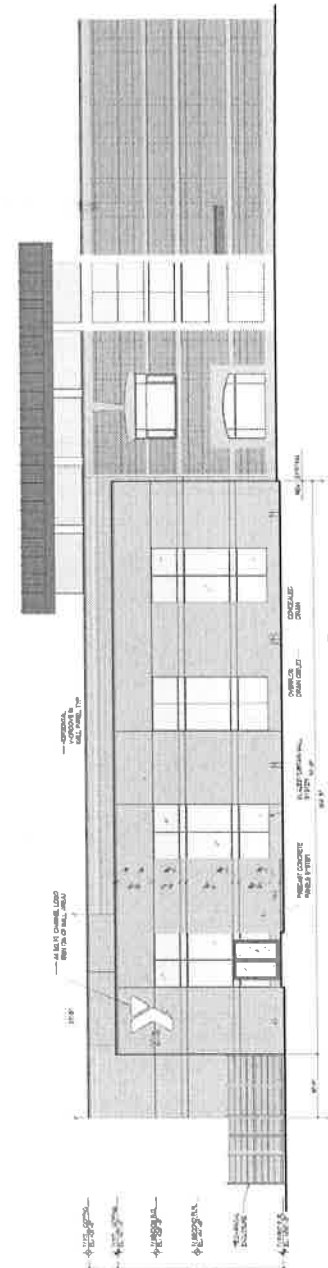


charles vincent george
ARCHITECTS
1245 E. DIELH RD. SUITE 101 • NAPERVILLE, IL 60563
P: 630.357.2013 • F: 630.357.2662

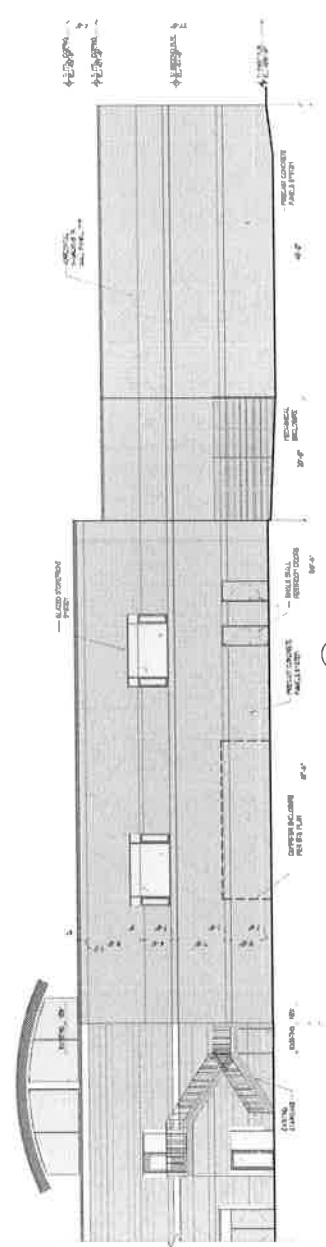
McCormick YMCA
1834 N. Lawndale Ave - Chicago, IL
July 12, 2017 | project 2014-090



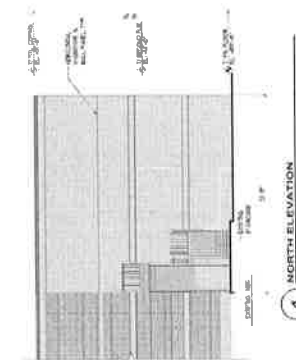
1 EAST ELEVATION
SCALE: 1/8\"/>



2 SOUTH ELEVATION
SCALE: 1/8\"/>



3 WEST ELEVATION
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4 NORTH ELEVATION
SCALE: 1/8\"/>

A-7964

2/5/2014

REPORTS OF COMMITTEES

74947

*Reclassification Of Area Shown On Map No. 5-J.
(As Amended)*

(Application No. A-7964)

(Common Address: 3701 -- 3710 W. Cortland St., 1800 -- 1856 N. Lawndale Ave.
And 1801 -- 1857 N. Ridgeway Ave.)

IPD 733, 99

[SO2013-8665]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current Institutional Planned Development Number 733 symbols and indications as shown on Map Number 5-J in the area bounded by:

a line 4.20 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company as measured along the east line of North Ridgeway Avenue; a line from the last described point traveling northeasterly 67.14 feet to a point 61.48 feet east of the east line of North Ridgeway Avenue and 30.16 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company; a line from the last described point traveling southeasterly 38.70 feet to a point on the north line of the former right-of-way of the C.M. & St. Paul Railway Company 86.02 feet east of the east line of North Ridgeway Avenue; and North Ridgeway Avenue,

to those of a T Transportation District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the current Institutional Planned Development Number 733 symbols and indications as shown on Map Number 5-J in the area bounded by:

West Cortland Street; North Lawndale Avenue; the north line of the former right-of-way of the C.M. & St. Paul Railway Company to a point 86.02 feet east of the east line of North Ridgeway Avenue; a line from the last described point traveling northwesterly 38.70 feet to a point 61.48 feet east of the east line of North Ridgeway Avenue and 30.16 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company; a line from the last described point traveling southwesterly 67.14 feet to a point on the east line of North Ridgeway Avenue 4.20 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company; and North Ridgeway Avenue,

to those of a C3-2 Commercial, Manufacturing and Employment District which is hereby established in the area described above.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing the current C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 5-J in the area bounded by:

West Cortland Street; North Lawndale Avenue; the north line of the former right-of-way of the C.M. & St. Paul Railway Company to a point 86.02 feet east of the east line of North Ridgeway Avenue; a line from the last described point traveling northwesterly 38.70 feet to a point 61.48 feet east of the east line of North Ridgeway Avenue and 30.16 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company; a line from the last described point traveling southwesterly 67.14 feet to a point on the east line of North Ridgeway Avenue 4.20 feet north of the north line of the former right-of-way of the C.M. & St. Paul Railway Company; and North Ridgeway Avenue,

to those of Institutional Planned Development Number 733, as amended, which is hereby established in the area described above subject to such use and bulk regulations as set forth in the Plan of Development.

SECTION 4. This ordinance shall be in full force and effect upon its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 733,
As Amended (2013).*

1. The area delineated herein as Planned Development Number 733, as amended 2013 ("Planned Development") consists of approximately 151,649 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by The Young Men's Christian Association of Chicago ("Property Owner").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property Owner, its successors and assigns and, if different than the Property Owner, the legal titleholders and any ground lessors. All rights granted hereunder to the Property Owner shall inure to the benefit of the Property Owner's successors and assigns and, if different than the Property Owner, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Property Owner or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall

require a separate submittal to the Department of Transportation on behalf of the Property Owner or its successors, assigns or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; also a Phase II Parking Landscape Plan prepared by Charles Vincent George and dated November 1, 2013, and an Updated Parking Concept Plan by Charles Vincent George and dated December 19, 2013; also a Phase I Site Plan, Site Details Plan, Phase I Landscape Plan, Conceptual Phase II Site Plan, and Building Elevations, all as approved on December 15, 1999 by the City Council. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as an Institutional Planned Development: community centers (including ancillary food service, bicycle rental/repair and similar areas providing opportunities for vocational training), recreational buildings, aquatic centers, gymnasiums and day care centers, including playgrounds and athletic fields incidental thereto, accessory parking and other accessory uses, including accessory educational uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 151,649 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for development of the "Phase II" improvements as identified in the Conceptual Phase II Site Plan, the Property Owner shall submit a site plan, landscape plan and (if relevant) building elevations for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Property Owner. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any work for which a Site Plan must be submitted shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development

shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations (if relevant);
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Planned Development, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Property Owner, its successors and assigns and, if different than the Property Owner, the legal titleholders and any ground lessors.
14. The Property Owner acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Property Owner acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Property Owner shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards

published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES").

[Existing Land Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Landscape Plan; Updated Parking Concept Plan; Phase I Site Plan; Conceptual Phase II Site Plan; Site Details; Phase I Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 74953 through 74962 of this *Journal*.]

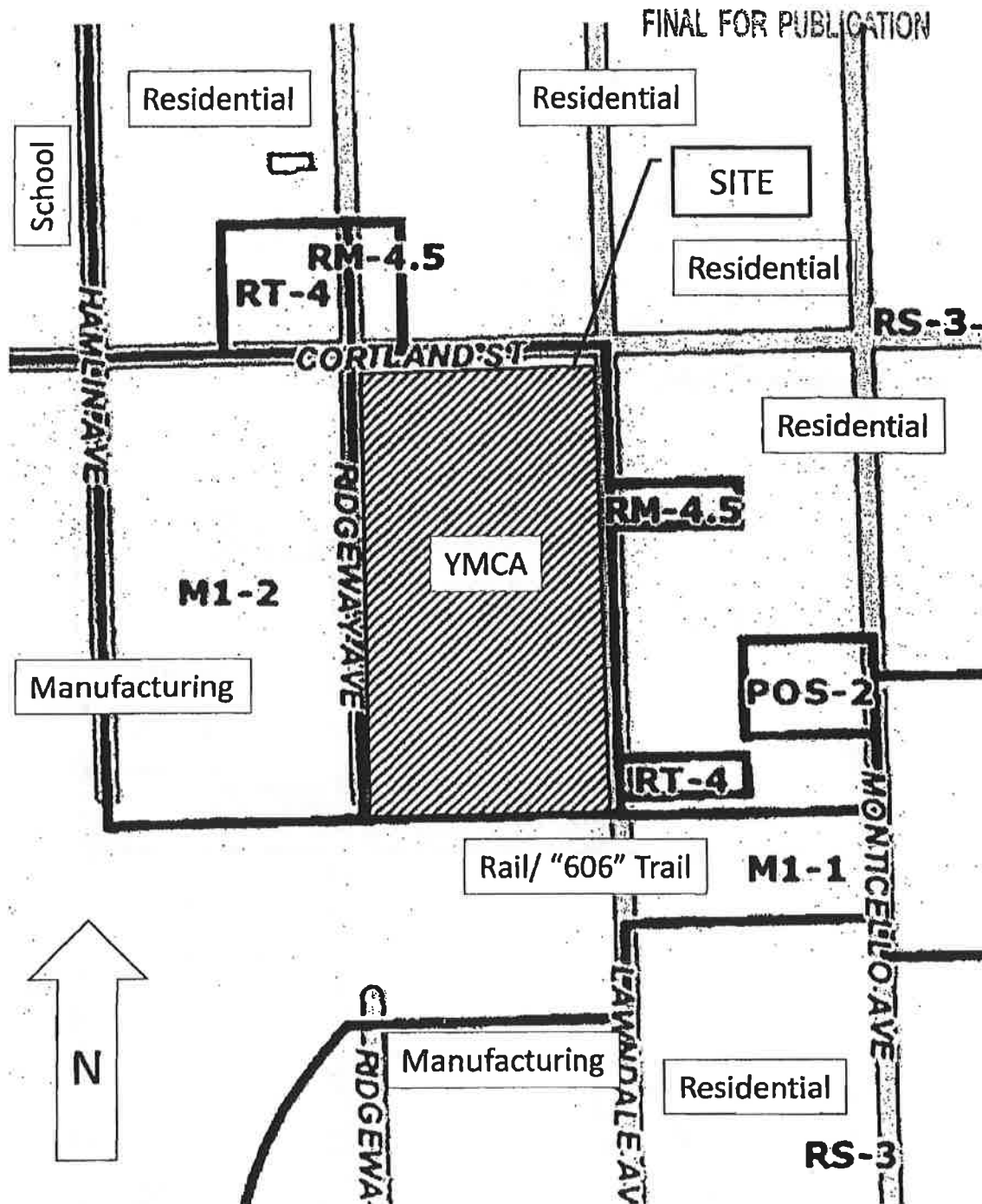
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Institutional Planned Development No. 733

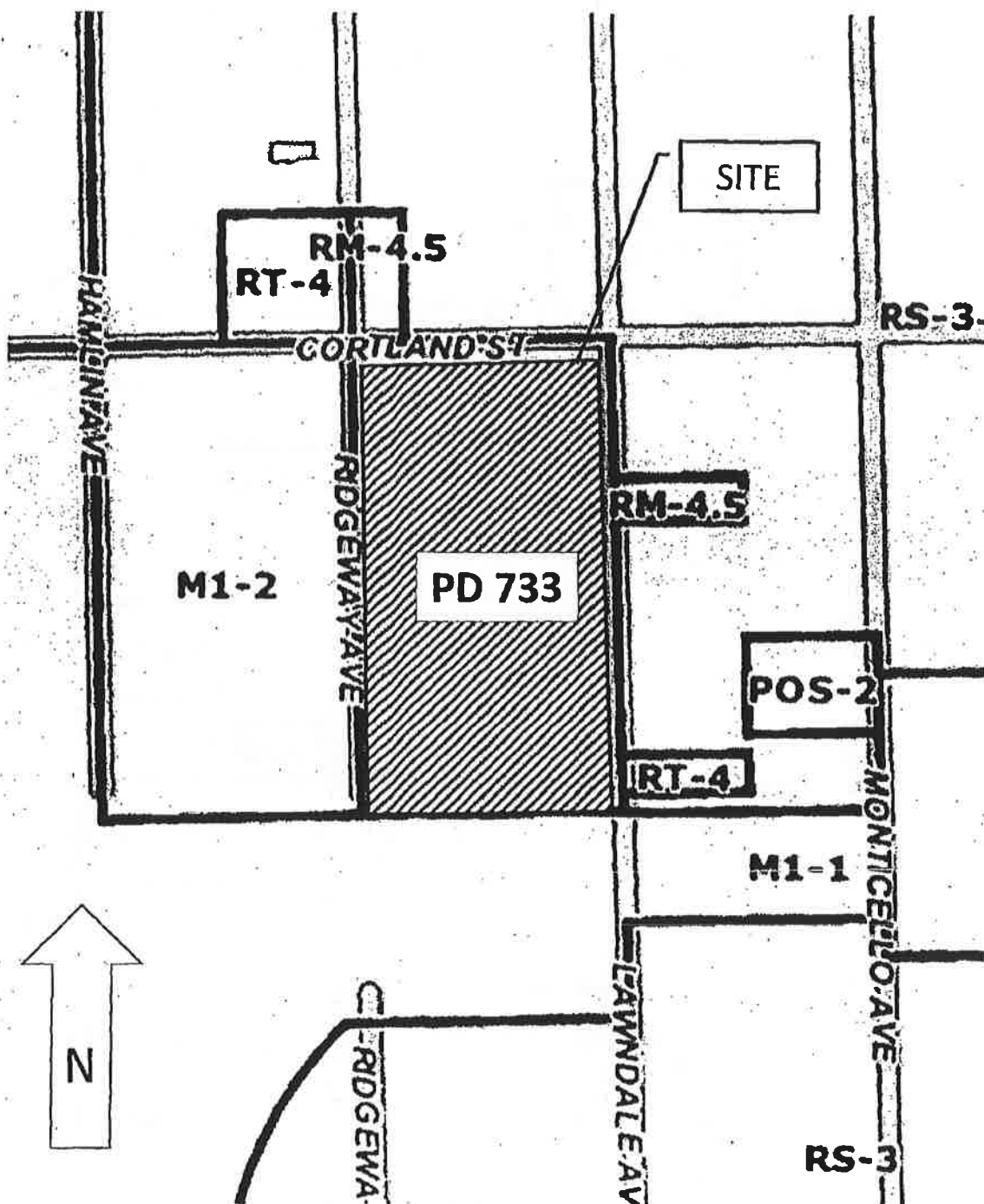
Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area =	Net Site Area (151,649 square feet) + Area remaining in public right-of-way (46,534.95) square feet = 198,183.95 square feet
Maximum Permitted Floor Area Ratio:	0.75
Maximum Percent of Land Coverage:	In accordance with the Conceptual Phase II Site Plan
Minimum Number of Parking Spaces:	
Phase I:	70
Phase II:	110
Minimum Number of Off-Street Loading Spaces:	1
Minimum Building Setbacks:	In accordance with the Conceptual Phase II Site Plan
Maximum Building Height:	50 feet

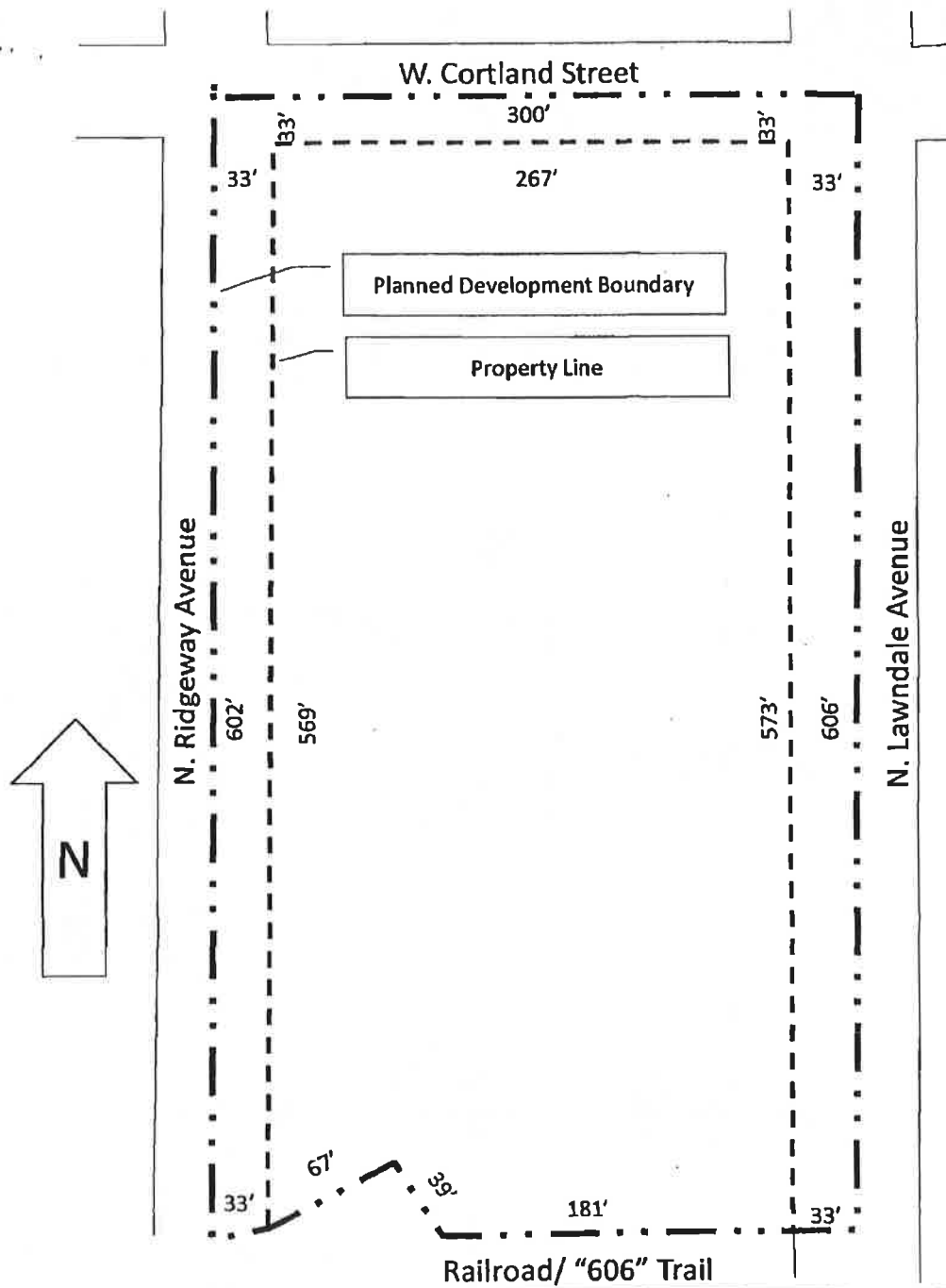
**Existing Land Use Map**

APPLICANT:	Alderman Roberto Maldonado (26th Ward)
ADDRESS:	3701 – 3725 West Cortland Street
INTRODUCED DATE:	November 13, 2013
PLAN COMMISSION DATE:	December 19, 2013



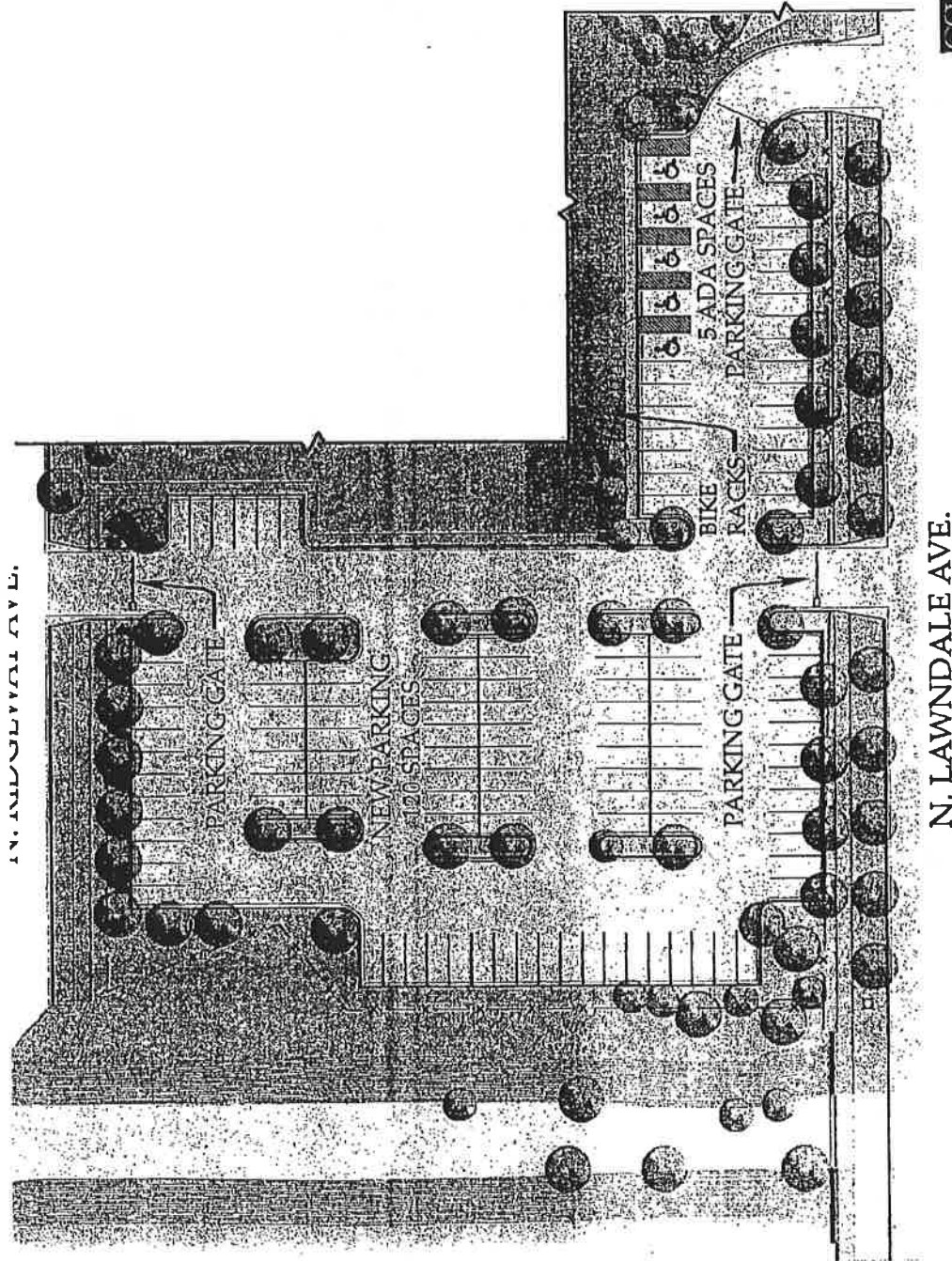
Existing Zoning Map

APPLICANT:	Alderman Roberto Maldonado (26th Ward)
ADDRESS:	3701 - 3725 West Cortland Street
INTRODUCED DATE:	November 13, 2013
PLAN COMMISSION DATE:	December 19, 2013



Planned Development Boundary and Property Line Map

APPLICANT: Alderman Roberto Maldonado (26th Ward)
ADDRESS: 3701 – 3725 West Cortland Street
INTRODUCED DATE: November 13, 2013
PLAN COMMISSION DATE: December 19, 2013

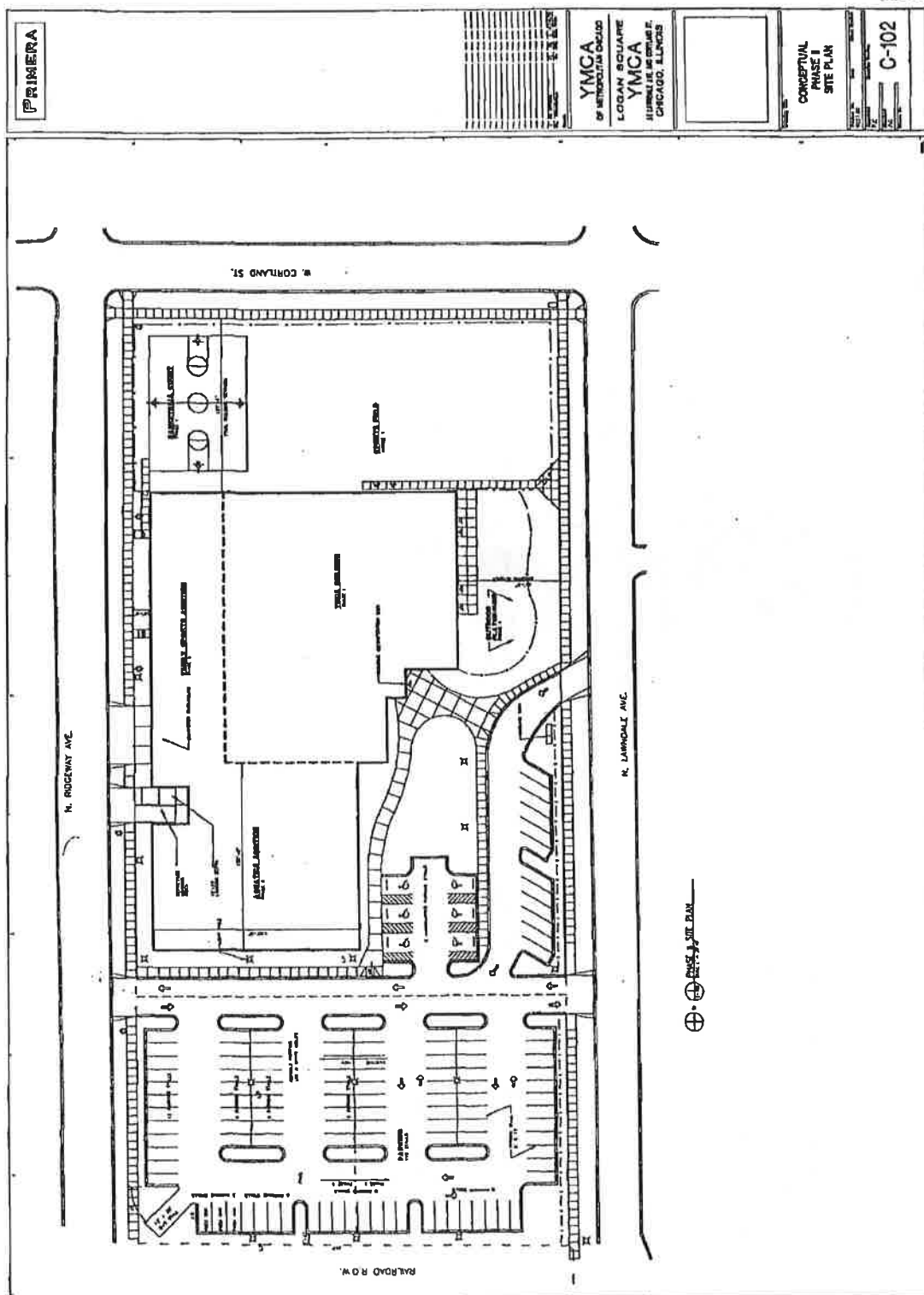


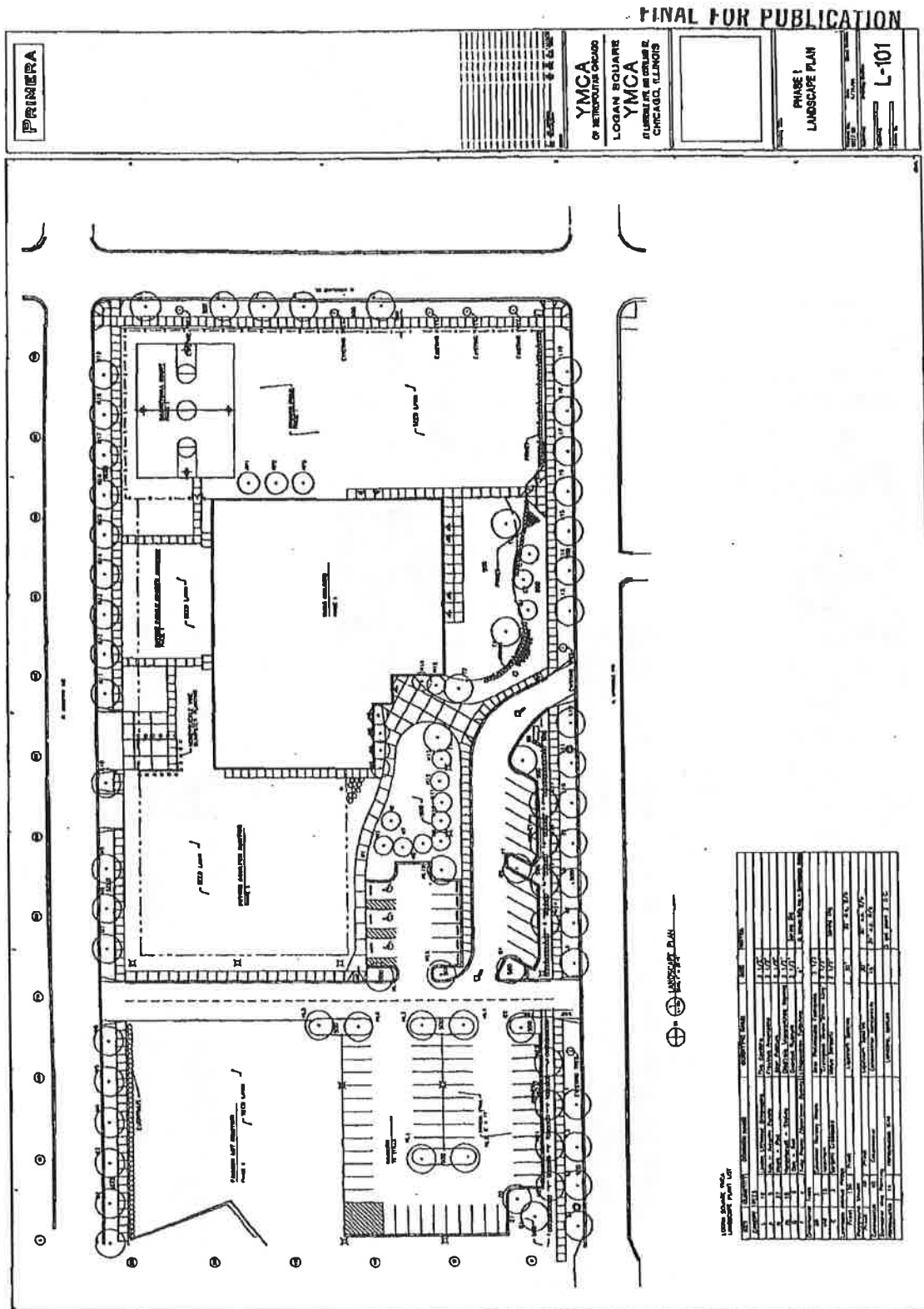
McCormick Tribune YMCA
1834 N. Lawndale Ave. • Chicago, Illinois
December 16, 2013 | project 2011-061

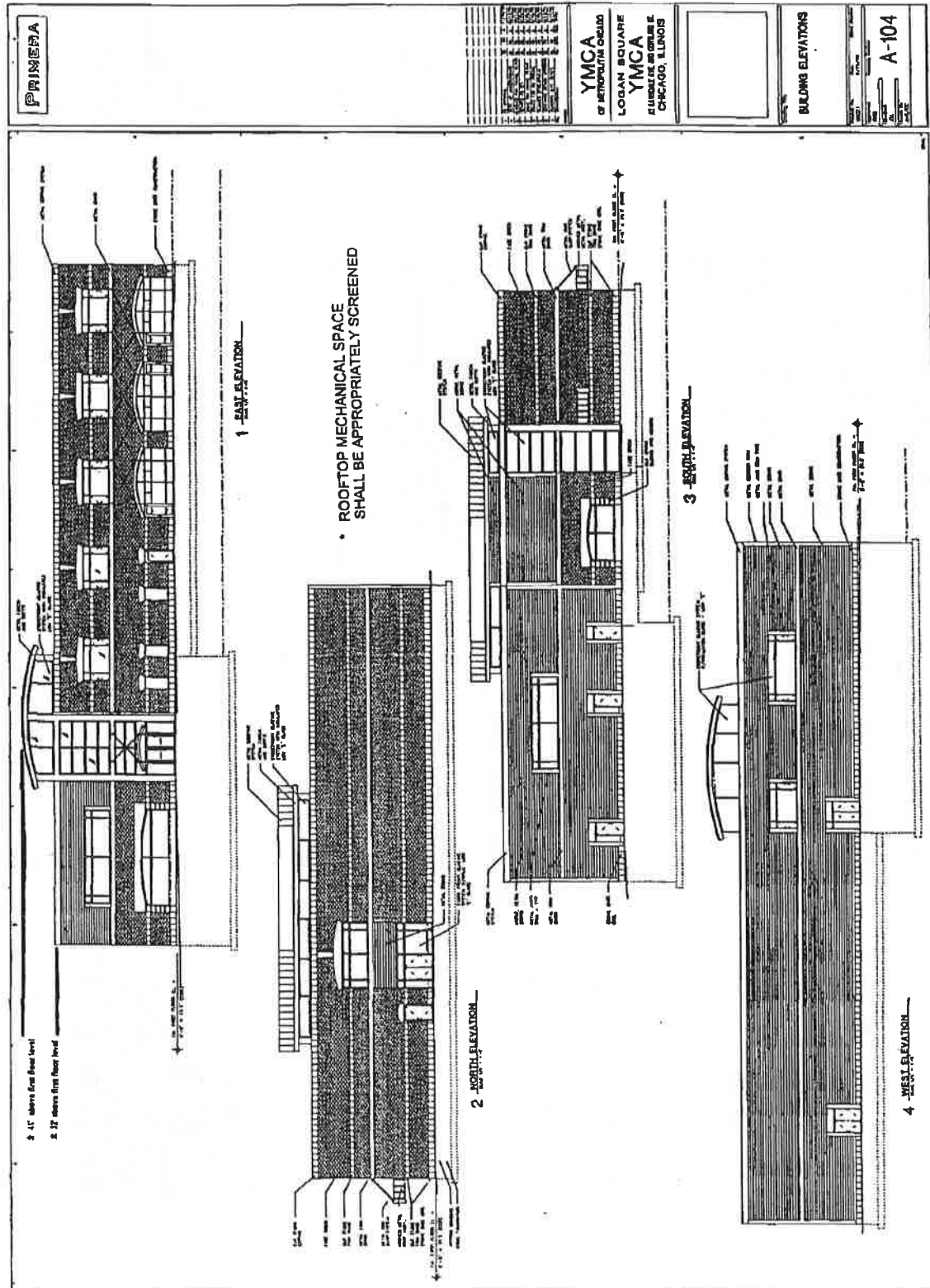
(N) Updated Parking Concept Plan
Scale: 1" = 50'-0"



charles vincent george
ARCHITECTS
1845 E. Chicago Ave. Suite 100
Chicago, IL 60640
Tel: 312.337.1233 • Fax: 312.337.1240









DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

November 20, 2013

Mr. Scott E. Saef
Sidley Austin, LLP
One South Dearborn Street
Chicago, IL 60603

Re: **Site Plan Approval for Institutional Planned Development No. 733 Phase II Parking Lot**
Proposal: The construction of a new, 46-space Phase II addition to the existing surface parking lot.
Location: 1834 North Lawndale Avenue

Dear Mr. Saef:

We have reviewed the plan submitted by you on behalf of the McCormick Tribune YMCA for the construction of a 46-space Phase II addition to an existing parking lot. That plan, dated November 1, 2013, and prepared by Atwell, LLC consists of:

- LS-01 Landscape Plan

This plan is submitted in accordance with Statement No. 11 of Institutional Planned Development No. 733.

Features of the submittal include 46 Phase II accessory parking spaces, which, combined with the existing 75 Phase I parking spaces, equal 121 total parking spaces. The Planned Development requires a minimum of 110 total parking spaces at completion of Phase II. Phase II Vehicle Use Area landscaping includes approximately 1,309 square feet of interior landscape area (1,265 square feet required), 12 interior canopy trees (11 required), 6 perimeter canopy trees (6 required) and a seven-foot perimeter landscape buffer with trees, shrubs, and an ornamental metal fence. The required seven parkway trees exist already.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that these plans are consistent with, and satisfy the requirements of, the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 733 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on December 15, 1999. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Fred Deters
cc: Nelson Chueng, Mike Marmo, Erik Glass, Planned Development files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

21 North LaSalle Street
Chicago, Illinois 60602
312) 744-4190
312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 20, 2001

Mr. Scott Saef
Sidley Austin Brown & Wood
10 South Dearborn Street
Chicago, Illinois 60603

**Re: Logan Square YMCA - 1834 North Lawndale Avenue - Request for
Minor Changes to Institutional Planned Development No. 733**

Dear Mr. Saef:

Please be advised that your request for minor changes to Institutional Planned Development No. 733 ("IPD No. 733") on behalf of the Young Men Christians Association of Chicago ("YMCA") has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of IPD No. 733.

Specifically, you requested the following:

Driveway:

A driveway was designed in Phase I to extend through the parking lot creating a throughway from Lawndale Avenue to Ridgeway Avenue. Because the construction for Phase II-A is located immediately adjacent to the driveway, the driveway would likely be closed during Phase II-A construction. Moreover, the driveway would likely be used as a staging area for heavy machinery and trucks and would ultimately have to be removed and replaced following the completion of Phase II-A. Installing a temporary driveway that would be functional for less than six months is not cost effective. The requested modification is to allow the elimination of the driveway from Lawndale Avenue to Ridgeway Avenue in Phase I only.

Ridgeway Avenue parkway trees:

The approved Landscape Plan for IPD No. 733 indicated 19 Red Maple trees would be planted along Ridgeway Avenue as parkway trees. Again, with the construction of Phase II-A occurring almost entirely on the Ridgeway Avenue side of the property, parkway trees planted in this area are likely to be damaged during Phase II-A construction. The requested modification is to allow these trees will be installed in conjunction with Phase II-A.



Ridgeway Avenue sidewalks:

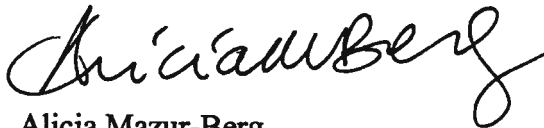
Likewise, the approved Site Plans for IPD No. 733 indicated that sidewalks would be constructed along Ridgeway Avenue in Phase I. As explained above, the construction of Phase II-A will occur along Ridgeway Avenue and will involve large trucks and machinery. The sidewalks along Ridgeway Avenue are likely to be damaged during Phase II-A construction. The requested modification is to have these sidewalks built in Phase II-A.

Outdoor Basketball court:

The requested modification is to construct the outdoor basketball court in Phase II-A of the project.

With regard to your request, the Department of Planning and Development has determined that the above requested items constitute minor construction timing changes and will not impact the overall plan as approved. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, as outlined above, is hereby deemed approved.

Very truly yours,



Alicia Mazur-Berg
Commissioner

cc:

Jack Swenson
Ed Kus
Philip Levin
Michael Marmo
Tim Bleuher

12/15/99

REPORTS OF COMMITTEES

21949

SECTION 2. This ordinance shall be in force and effect from and after its passage.

Reclassification Of Area Shown On Map Number 4-H.
(Application Number A-4241)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Number 4-H in the area bounded by:

a line \pm 97.0 feet north of the north line of West 21st Street; North Leavitt Avenue;
a line \pm 73.0 feet north of the north line of West 21st Street; and a line \pm 125.0 feet west of South Leavitt Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage.

Reclassification Of Area Shown On Map Number 5-J.

(As Amended)

(Application Number 12813)

IPD No. 733

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-J in the area bounded by:

purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant.

4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and the following plans, all of which are prepared by Primera, Ltd. and dated November 18, 1999: a Phase I Site Plan, a Site Details Plan, a Phase I Landscape Plan, a Conceptual Phase II Site Plan and Building Elevations. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development: community centers, recreational buildings, aquatic centers, gymnasiums and day care centers, including playgrounds and athletic fields incidental thereto, accessory parking and other accessory uses, including accessory educational uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that, in addition to the other exclusions from the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
8. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

- 2) the footprint of the improvements;
- 3) location and dimensions of all loading berths;
- 4) all proposed landscaping, including species and size;
- 5) all pedestrian circulation routes;
- 6) elevations of the improvements; and
- 7) all statistical information applicable to the Property, including:
 - a) floor area and floor area ratio;
 - b) uses to be established;
 - c) building heights; and
 - d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

12. The terms, conditions and (sub)exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and

12/15/99

REPORTS OF COMMITTEES

21955

Institutional Planned Development Number 733.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:
199,918.55 square feet = 153,245 square feet + 46,673.55 square feet.

Maximum Permitted
Floor Area Ratio:

0.75.

Maximum Percent of
Land Coverage:

In accordance with the Conceptual
Phase II Site Plan.

Minimum Number of
Parking Spaces:

Phase I: 70.

Phase II: 110.

Minimum Number of Off-Street
Loading Spaces:

1.

Minimum Building Setbacks:

In accordance with the Conceptual
Phase II Site Plan.

Maximum Building Height:

50 feet.

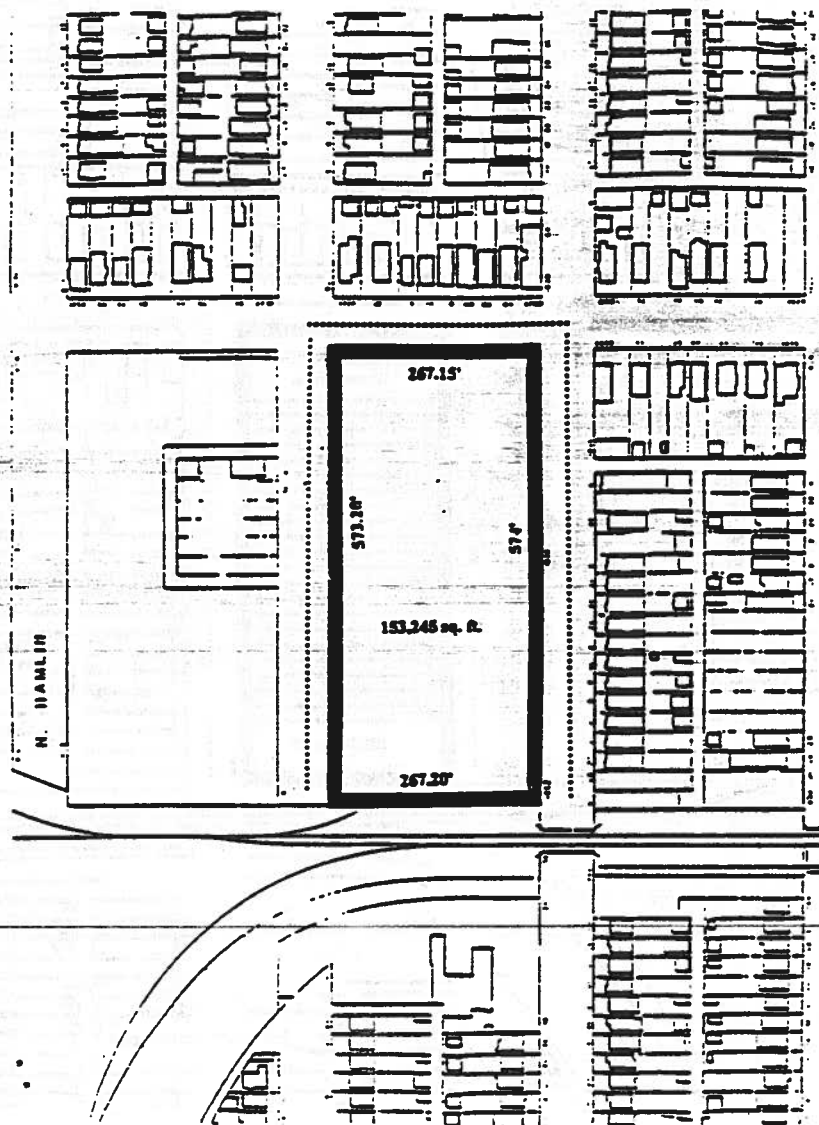
*Reclassification Of Area Shown On Map Number 5-J.
(Application Number A-4252)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the

(Continued on page 21964)

Planned Development Boundary
And Property Line Map.



Legend

Planned Development Boundary

—————

Property Line

Applicant:

Young Men's Christian Association of Chicago

Date:

August 31, 1999

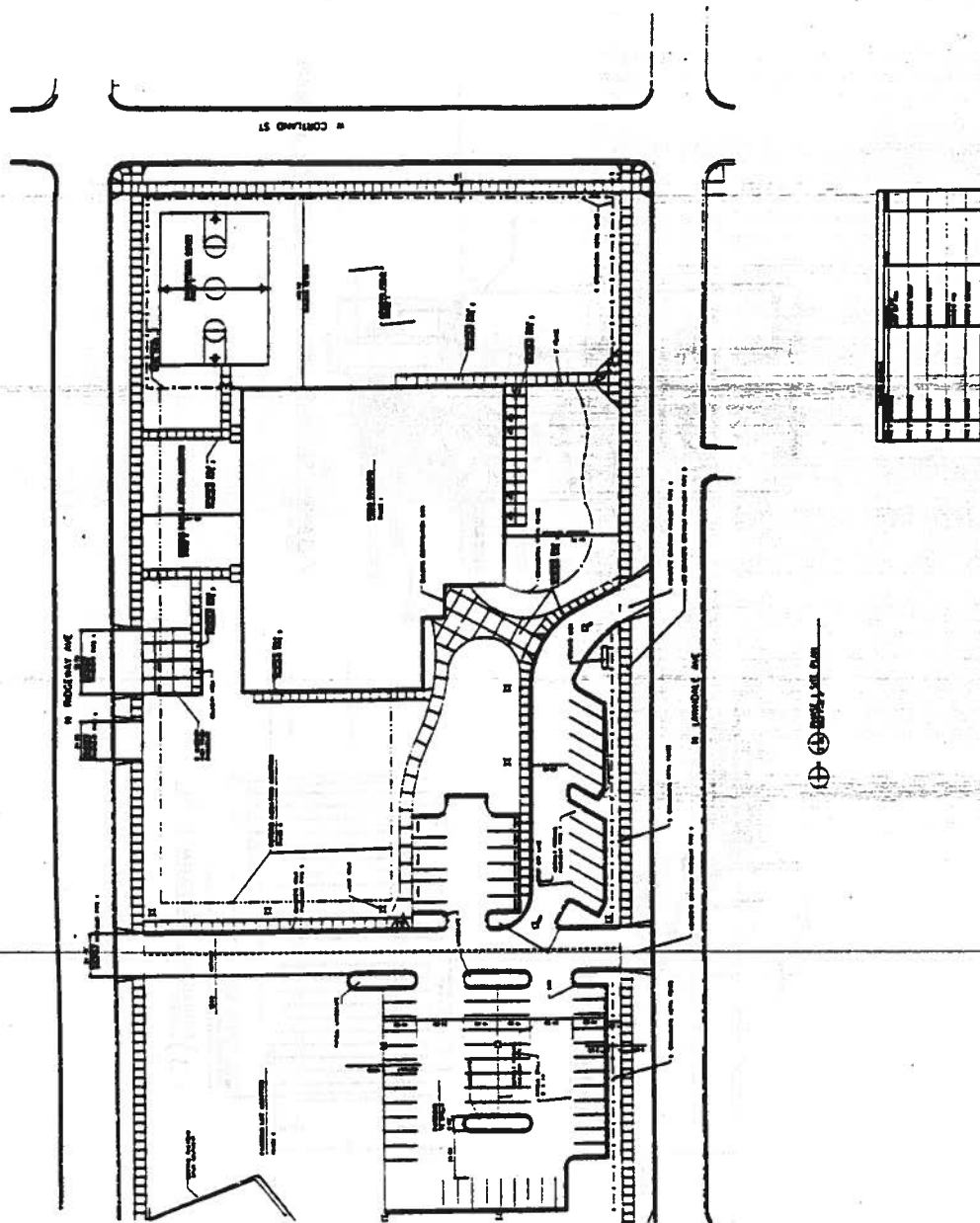
Address:

3701-10 West Cortland Avenue

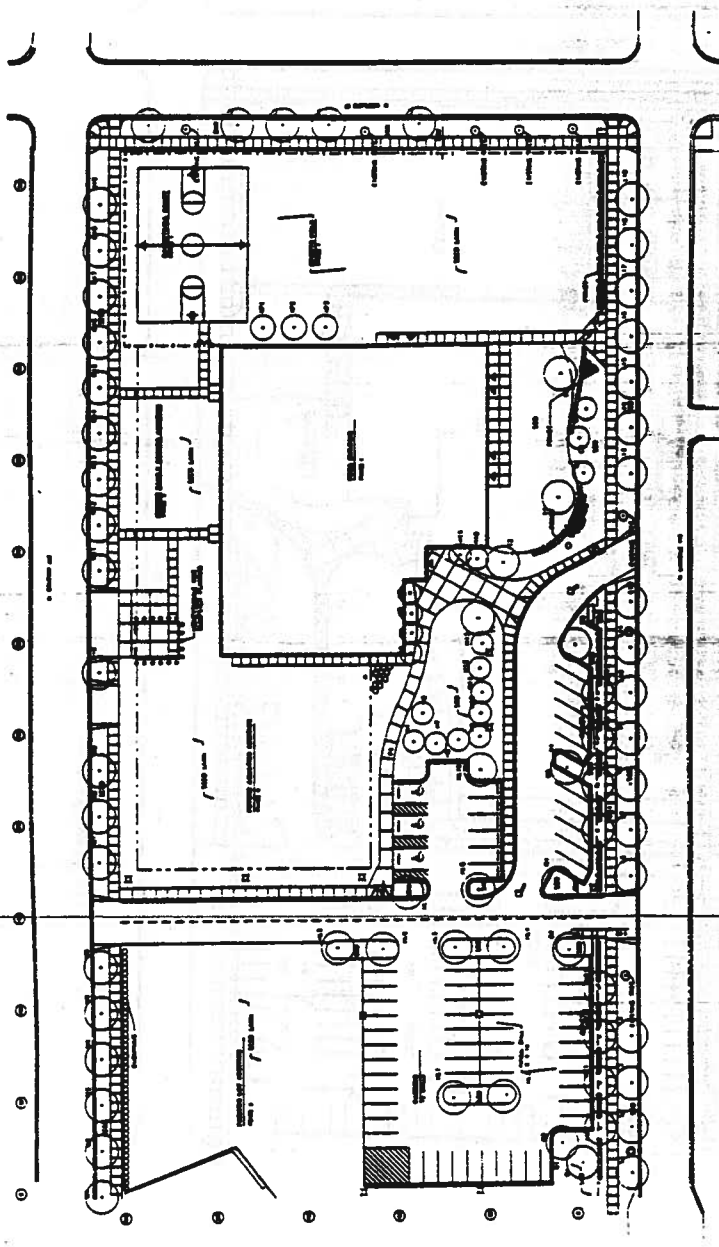
Revised:

November 18, 1999

Phase I Site Plan.



Phase I Landscape Plan.



NO.	PLANT NAME	SIZE	QUANTITY	TOTAL
1	PLANT NAME	SIZE	QUANTITY	TOTAL
2	PLANT NAME	SIZE	QUANTITY	TOTAL
3	PLANT NAME	SIZE	QUANTITY	TOTAL
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48	PLANT NAME	SIZE	QUANTITY	TOTAL
49	PLANT NAME	SIZE	QUANTITY	TOTAL
50	PLANT NAME	SIZE	QUANTITY	TOTAL

Building Elevations.

